



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**NOTICE OF PUBLIC HEARING
AND CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR
MALIBU INSTITUTE
PROJECT NO. TR071735-(3)
VESTING TENTATIVE TRACT MAP NO. TR071735
CONDITIONAL USE PERMIT NO. 201100122
PARKING PERMIT NO. 201100005
ENVIRONMENTAL ASSESSMENT NO. 201100192
STATE CLEARINGHOUSE NO. 2012111068**

The Los Angeles County ("County") Regional Planning Commission ("Commission") will conduct a public hearing to consider the FEIR and project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

HEARING DATE AND TIME: Wednesday, April 30, 2014 at 9:00 a.m.

HEARING LOCATION: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

PROJECT LOCATION: The Proposed project is located at 901 Encinal Canyon Road in the unincorporated Santa Monica Mountains in the County's Malibu Zoned District.

PROJECT DESCRIPTION: The following requests include the description of the Project.

Vesting Tentative Tract Map: To reconfigure lot lines of 29 existing lots to create a total of 7 lots over the 650-acre Project site with 2 lots containing the Project development and 5 lots dedicated as permanent open space, including the caretaker's residence.

Conditional Use Permit: To authorize the following: (1) development of the Malibu Institute project and operation of a sports-oriented educational retreat facility on a 650-acre Project site containing an 18-hole golf course, educational and meeting facilities with a cafeteria and lounge, overnight visitor-serving accommodations for a maximum of 320 guests, a clubhouse with a restaurant/lounge and fitness/wellness center, an outdoor pool with associated shower/changing room, warehouse, a cart storage building, a pro shop, and a maintenance building; (2) the continued sale of alcoholic beverages for on-site consumption; (3) on-site accessory live entertainment in the clubhouse and conference facility; (4) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill material, which would be balanced on-site with no import or export of fill material; (5) the relocation of an existing helipad in the R-R zone for emergency use by LACFD; and (6) the continued use of a caretaker's residence in the R-R zone.

Parking Permit: To authorize shared use of 387 parking spaces for guests, visitors, and employees associated with proposed development on 2 lots within the Project boundary.

ENVIRONMENTAL DOCUMENTATION: As the lead agency, pursuant to the California Environmental Quality Act ("CEQA"), the Regional Planning Commission will consider the certification of the Environmental Impact Report ("EIR"), which includes the Final EIR ("FEIR") and Draft EIR ("DEIR"). The Commission will also consider adoption of the County Mitigation Monitoring and Reporting Program ("MMRP") and the CEQA Findings of Fact. The FEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 ss 15089(b)).

For more information regarding this application, contact Kevin Finkel at (213) 974-6422 or specialprojects@planning.lacounty.gov, or by mail at Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012. Case materials are available online at <http://planning.lacounty.gov/case>, and at the following libraries:

Malibu County Library
23519 W. Civic Center Way
Malibu, CA 90265-4804
(310) 456-6438

Las Virgenes/Agoura Hills
County Library
29901 Ladyface Court
Agoura Hills, CA 91301
(818) 889-2278

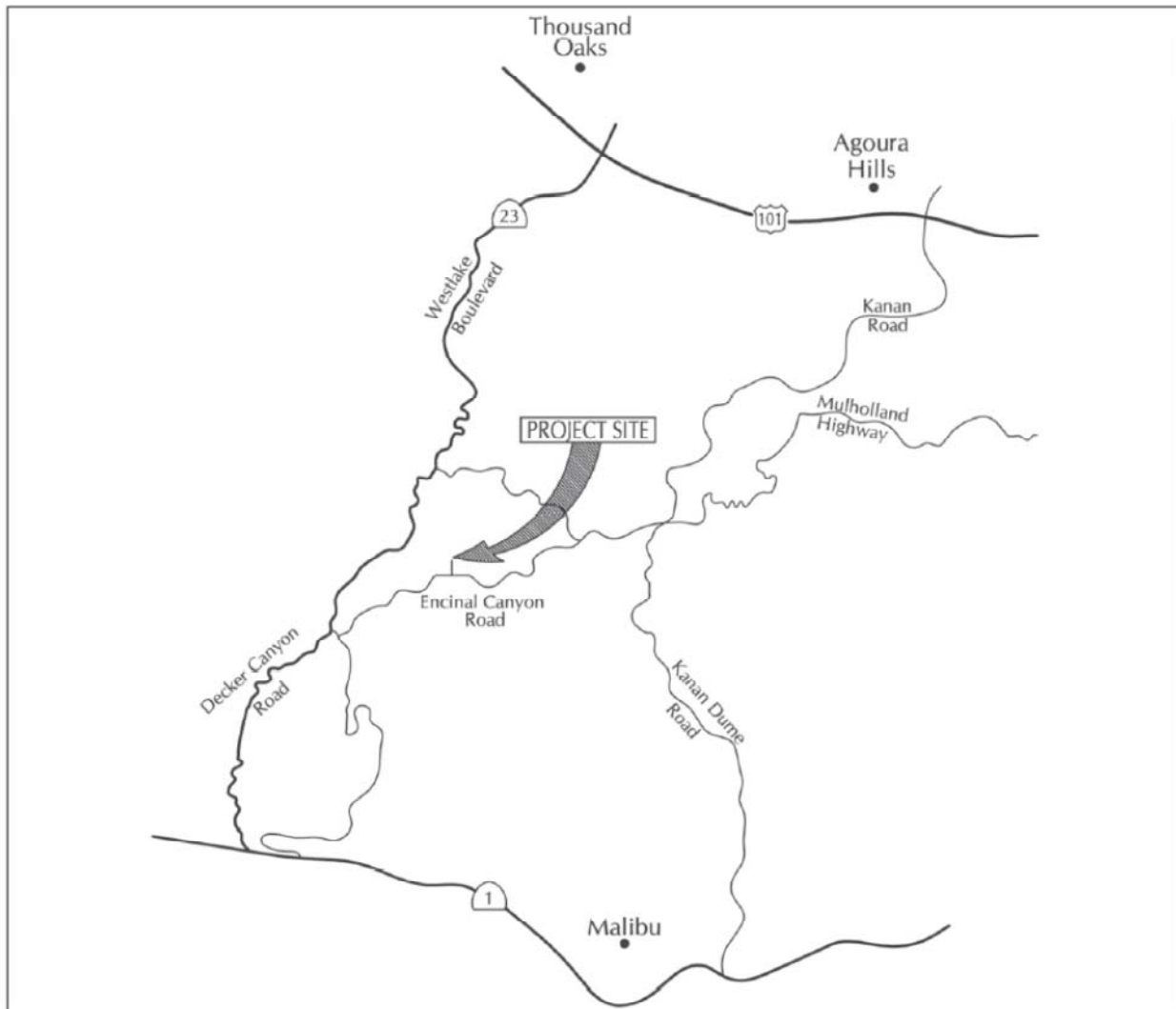
Westlake Village Library
31220 Oak Crest Drive
Westlake Village, CA 91361
(818) 865-9230

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**

PROJECT VICINITY MAP

Malibu Institute Project Site

901 Encinal Canyon Road, Malibu, CA 90265





Los Angeles County Department of Regional Planning

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**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
NOTICE OF HEARING EXAMINER PUBLIC HEARING FOR THE
MALIBU INSTITUTE PROJECT
STATE CLEARINGHOUSE NO. 2012111068
COUNTY PROJECT NO. TR071735-(3)
VESTING TENTATIVE TRACT MAP NO. TR071735
CONDITIONAL USE PERMIT NO. 201100122
PARKING PERMIT NO. 201100005
ENVIRONMENTAL REVIEW NO. 201100192**

The County of Los Angeles, acting in the capacity of Lead Agency under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the **Malibu Institute Project**. This DEIR has been prepared in accordance with, and pursuant to CEQA, Public Resources Code Sections 21000-21177, and the "Guidelines for California Environmental Quality Act" (State CEQA Guidelines), California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

PROPOSED PROJECT AND SITE LOCATION

The proposed Malibu Institute Project ("Project") site is located at 901 Encinal Canyon Road, within an unincorporated area of Los Angeles County. Regionally, the site is located in the western portion of the Santa Monica Mountains approximately forty-five miles west of downtown Los Angeles. Locally, the Project site is situated northwest of the city of Malibu, and south of the cities of Thousand Oaks and Westlake Village in a rural area of the Santa Monica Mountains lying south of the primary east-west ridgeline. The majority of the Project site, the portion that lies south of Mulholland Highway, also falls within the Coastal Zone as defined by the California Coastal Act. Adjacent land uses are primarily undeveloped private and public lands with large lot rural residential development common along the northern and western boundaries of the Project site.

The Project site is comprised of an irregularly shaped assemblage of 29 irregularly shaped parcels that total approximately 650 acres, spanning from Encinal Canyon Road on the south to the intersection of Mulholland Drive and Westlake Boulevard on the north. As part of the Project, the existing 29 parcels would be consolidated into 7 lots as part of a tentative tract map with 5 of those lots (456.16 acres) being dedicated as permanent open space. Existing development on the Project site consists of the Malibu Golf Club, a public 18-hole golf course with supporting amenities constructed in the early 1970s. Other facilities on the Project site include a clubhouse, restaurant/bar, snack shop, pro-shop, maintenance facilities, and two surface parking lots and associated driveways, which are located in the central and southern regions of the Project site. A caretaker's residence and an abandoned residence/hunting lodge are located in the northern portion of the Project site.

Much of the golf course area is planted with non-native and ornamental plant species. The remainder of the Project site consists of areas of native vegetation. Several areas adjacent to the golf course have been graded in the past in connection with various development phases of the golf course. The proposed Project facilities would be constructed completely within previously disturbed areas of the existing development footprint of the Malibu Golf Club.

The Project proposes to create a sports-oriented educational retreat affiliated with the University of Southern California to complement a remodeled 18-hole golf course on a 650-acre property currently operated as the Malibu Golf Club in the unincorporated Malibu area of Los Angeles County. In total, the Project proposes to construct a combined 224,760 square feet of structures, which would include the reuse of the building footprint of the existing 12,475 square foot clubhouse and cart barn as part of the Institute building and the removal of 11,160 square feet of existing structures (including the abandoned residence in the northern portion of the Project site), for a total increase of 201,225 square feet of structures on the Project site. An existing 875-square foot house located on the northern portion of the property would be retained by the proposed Project for use as a caretakers' residence. The reconfigured 18-hole golf course would be redesigned using the acreage of 17 of the existing holes on the golf course, allowing the proposed facilities, including the

redesigned golf course, to be constructed within previously disturbed areas. The Project would conserve over 450 acres of native coastal scrub and chaparral, including oak woodland forest, which would be left undisturbed and would become permanently dedicated open space.

The proposed buildings and accommodations would incorporate sustainable design features with the goal of achieving LEED™ Platinum certification (or equivalent) for all buildings on the property. Design features also would include green roofs on many of the Project buildings, the use of color and shade structures to reduce the heat island effect, charging stations for electric vehicles, the use of highly efficient geothermal HVAC equipment, the use of native, drought-tolerant landscaping; and the use of a shuttle van or bus service for larger groups visiting the Project Site. Water conservation and design features would include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The Project would use photovoltaic panels over shade structures in the expanded surface parking area to generate most of the energy needs for the Project and would replace existing outdoor overhead parking lot lighting, with lighting complying with Dark Skies initiatives and the County's Rural Lighting Outdoor Lighting District Ordinance. The Project also would replace existing septic tanks throughout the Project site and install an on-site wastewater treatment and water recycling system with effluent meeting Title 22 standards for reuse as irrigation on the remodeled golf course.

The Project would remodel the existing 18-hole public golf course using an environmentally sensitive design, including replacement of over 185,000 square feet of existing non-pervious parking lots and cart paths with pervious material to allow infiltration of storm water and improve water quality. The remodeled golf course would have a reduced turf area and utilize a more efficient irrigation system with new turf grasses selected to require less water for maintenance. Additionally, the Project would remove many non-native trees, including palm trees, which were introduced with development of the existing golf course, and provide landscaping with native, drought-tolerant species. These measures would reduce water consumption for irrigation of the golf course by approximately 32 percent.

Grading for buildout of the Project would occur within previously disturbed areas and would require approximately 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced on-site. No soil import or export is proposed. Project construction activities are expected to take place over a 24-month period, during which time the existing golf facilities will be closed.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL EFFECTS

There were no impacts associated with the Project determined in the DEIR to be significant and unavoidable.

REVIEWING LOCATIONS

The formal public review period for the DEIR will be from **December 9, 2013 to February 7, 2014 (60 days)**. A public hearing only for taking public testimony on the DEIR and the Project has been scheduled before the Los Angeles County Hearing Examiner starting at 5:00 p.m. and ending after the last testifier or 8:00 p.m., whichever comes first, on **January 16, 2014** at the Malibu Golf Club, located at 901 Encinal Canyon Road, Malibu, CA 90263 (see map). Interested persons will be given an opportunity to testify. A public hearing on the Project before the Regional Planning Commission will take place at a future date.

All comments received by the closing of the public review period for the DEIR will be considered in the Final EIR. To ensure public access to the DEIR, copies of the document are available for review online at <http://planning.lacounty.gov/case/view/tr071735-3/> and at the libraries listed below:

Malibu County Library
23519 W. Civic Center Way
Malibu, CA 90265-4804

Las Virgenes/Agoura Hills County Library
29901 Ladyface Court
Agoura Hills, CA 91301

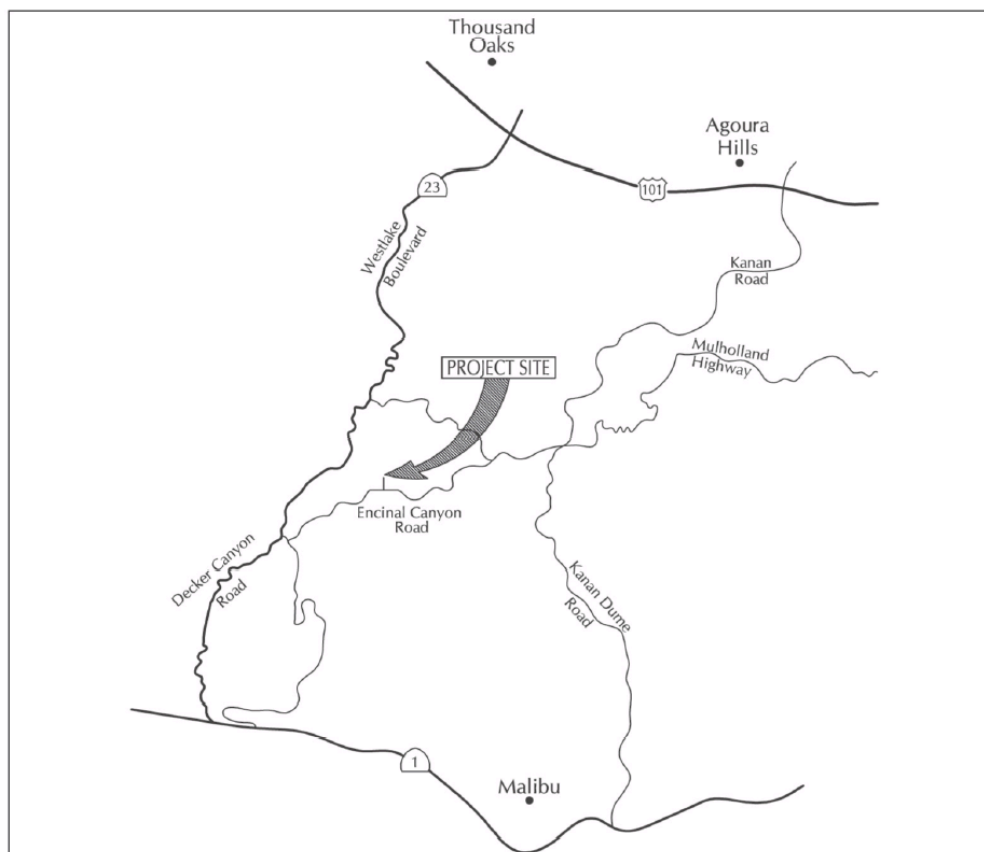
Westlake Village Library
31220 Oak Crest Drive
Westlake Village, CA 91361

Copies of the DEIR and documents referenced in the DEIR also will be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

Los Angeles County
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012
(213) 974-1522

Please submit written comments on the DEIR to **Ms. Carolina Blengini** of the Department of Regional Planning at the address above, or via email at specialprojects@planning.lacounty.gov.

Malibu Institute Project Site
901 Encinal Canyon Road, Malibu, CA 90263



Este es un aviso de una audiencia pública de acuerdo al decreto de la protección del medio ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un proyecto de desarrollo del uso del suelo en Malibu Golf Club. Una audiencia pública para considerar el proyecto tendrá lugar el día 16 de enero de 2014 a las 5:00 p.m. hasta la última persona testificar o 8:00 p.m., lo que suceda antes. Si necesita más información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466.

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.